

(Name) DOUGLAS R. HULEN

(Address) 2213-Ave E.

Eadsley Ala. 35218

This instrument was prepared by

(Name) C. CRAWFORD WILLIAMS, ATTORNEY

(Address) 425 19th St., Ensley  
Birmingham, Alabama 35218

FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA  
Jefferson

COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of FOUR THOUSAND AND NO/100 (\$4,000.00) ----- DOLLARS  
and the execution of a purchase money mortgage in the sum of \$40,000.00  
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

HOYT M. AYERS

(herein referred to as grantors) do grant, bargain, sell and convey unto

DOUGLAS R. HULEN and his wife, MARY JO HULEN

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

SHELBY

County, Alabama to-wit:

PARCEL I: A parcel of land situated in the NE 1/4 of SW 1/4 of Section 7, Township 22 South, Range 2 West, more exactly described as follows: Commence at the Northeast corner of NE 1/4 of SW 1/4 of said Section, thence North 81 deg. 25 min. West along North boundary of said quarter-quarter section 89.30 feet to the South boundary of County Road; thence South-Westerly 261.92 feet along an arc to the P. T. of a curve to the right, having a central angle of 24 deg. 58 min., a radius of 603.68 feet and a tangent of 133.65 feet; thence South 79 deg. 01 min. West along this South boundary 32.26 feet to the point of beginning; thence continue along this South boundary 469.60 feet to the point of intersection with East boundary of County Road; thence South 12 deg. 18 min. East along this East boundary 330.00 feet to the P. C. of a curve to the left having a central angle of 75 deg. 13 min., a radius of 257.94 feet and a tangent distance of 198.70 feet; thence 336.29 feet along the arc to the P. T. of said curve; thence South 87 deg. 31 min. East along the North boundary of said Road 271.86 feet; thence North 10 deg. 59 min. East a distance of 636.96 feet to the point of beginning.

PARCEL II: A parcel of land lying a part in the NW 1/4 of SE 1/4, a part in the NE 1/4 of SW 1/4, and a part in the SE 1/4 of NW 1/4 of Section 7, Township 22 South, Range 2 West, more exactly described as follows: Commence at the Northeast corner of NE 1/4 of SW 1/4 of said Section; thence North 81 deg. 25 min. West for a distance of 89.30 feet along the North boundary of said quarter-quarter section; thence North 54 deg. 03 min. East a distance of 0.67 feet to the point of beginning, being the P. C. of a curve having a central angle of 24 deg. 58 min.; a radius of 603.68 feet; a tangent distance of 133.65 feet, and on the South boundary of Shelby County Road; thence continue along this South boundary 25.42 feet; thence South 10 deg. 59 min. East a distance of 778.27 feet; thence North 87 deg. 31 min. West a distance of 318.58 feet; thence North 10 deg. 59 min. West a distance of 636.96 feet to a point on the South boundary of said road; thence North 79 deg. 01 min. East along said South boundary 32.26 feet to the point of tangent of said curve; thence along this curve an arc distance of 262.80 feet to the point of beginning.

THE SUBJECT PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR.

Excepting taxes 1985 which Grantees assume and agree to pay.

Subject to all easements, restrictions and rights of way of record.

Hoyt M. Ayers, grantor herein, is the surviving grantee of that deed recorded in Book 272, Page 548 and of that deed recorded in Book 269, Page 357 in the Probate Office of Shelby County, Alabama, the other grantee, Beatrice H. Ayers, having departed this life on OCTOBER 7, 1975.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I my hand(s) and seal(s), this 10

day of January, 1985

WITNESS: STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED

1985 JAN 16 AM 8:18

(Seal)

Hoyt M. Ayers

(Seal)

(Seal)

STATE OF ALABAMA  
Jefferson

COUNTY

I, the undersigned, a Notary Public in and for said County, in said State,  
hereby certify that Hoyt M. Ayers  
whose name is signed to the foregoing conveyance, and who is known to me;  
on this day, that, being informed of the contents of the conveyance executed by the same voluntarily  
on the day the same bears date.

Given under my hand and official seal this 10 day of January

WILLIAMS & TALIAFERRO  
ATTORNEYS AT LAW

425 19TH STREET, ENSLEY

NOTARY PUBLIC  
A.D. 1985  
STATE OF ALABAMA